051.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,400 /	650,400
					USE VALUE:	650,400 /	650,400
					ASSESSED:	650,400 /	650,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		CENTRAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUDNE PHILIP
Owner 2:	
Owner 3:	
Street 1:	35 CENTRAL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VAILLANCOURT DENISE M--ETAL -
Owner 2:	BUDNE PHILIP -
Street 1:	35 CENTRAL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,272 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Vinyl Exterior and 1332 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6272.000	224,700		425,700	650,400
Total Card	0.144	224,700		425,700	650,400
Total Parcel	0.144	224,700		425,700	650,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.29 | /Parcel: 488.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 35571

GIS Ref

GIS Ref

Insp Date 11/12/18

!4280!

PREVIOUS ASSESSMENT

Parcel ID 051.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	224,700	0	6,272.	425,700	650,400	650,400	Year End Roll	12/18/2019
2019	101	FV	188,900	0	6,272.	425,700	614,600	614,600	Year End Roll	1/3/2019
2018	101	FV	188,900	0	6,272.	285,800	474,700	474,700	Year End Roll	12/20/2017
2017	101	FV	188,900	0	6,272.	273,700	462,600	462,600	Year End Roll	1/3/2017
2016	101	FV	188,900	0	6,272.	249,300	438,200	438,200	Year End	1/4/2016
2015	101	FV	177,700	0	6,272.	200,700	378,400	378,400	Year End Roll	12/11/2014
2014	101	FV	177,700	0	6,272.	179,400	357,100	357,100	Year End Roll	12/16/2013
2013	101	FV	177,700	0	6,272.	170,300	348,000	348,000		12/13/2012

PRINT

Date	Time
12/10/20	19:19:17

LAST REV

Date	Time
04/09/19	15:45:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4280

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAILLANCOURT DE	63699-421		6/3/2014	Convenience	1	No	No		
	20717-404		8/1/1990		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	35571
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/19/2011	1301	Porch	1,000					repair work to por

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	Meas/Inspect	CC	Chris C
4/6/2009	Meas/Inspect	345	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	277	PATRIOT
7/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6272		Sq. Ft.	Site		0	70.	0.97	11									425,711						425,700	

Total AC/HA: 0.14399 | Total SF/SM: 6272 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 425,711 | Spl Credit | Total: 425,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	174.787
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	325613
Depreciation:	100940
Depreciated Total:	224673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

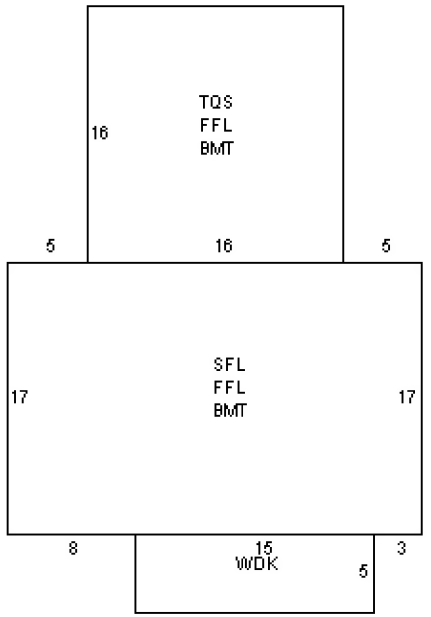
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.79
Special Features:	0	Val/Su Net:	106.75
Final Total:	224700	Val/Su SzAd	168.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	698	52.440	36,600
FFL	First Floor	698	174.790	122,002
SFL	Second Floor	442	174.790	77,256
TQS	3/4 Story	192	174.790	33,559
WDK	Deck	75	15.940	1,195
	Net Sketched Area:	2,105	Total:	270,612
Size Ad	1332	Gross Are	2169	FinArea 1332

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

051.0-0004-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	